



**MLS #:** 1970483    **Active**    **Business/Comm**    **Price: \$424,500**

**320 - 322 Superior Avenue**    #    **City** Tomah    U25  
**Tomah WI 54660**    **County:** Monroe

**Trade Name:**

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**RE For Sale:** Yes    **Units in Bldg:** 10  
**Bus for Sale:** No    **Ann Rent/SqFt:** \$  
**Lease Only:** No    **Bldg Gross SqFt:** 0    *Other*  
**# of Stories:** 2    **Net Leasable SqFt:** 0  
**Approx Bldg Dim:** 46x79    **Ceiling Hgt Min:** 8    **Max:** 10  
**Year Built:** 1890 Other    **# Loading Docks:**  
**Street Frontage:** 200    **Parking Fees/Mo:** \$ 0  
**Onsite Parking:** 10

Located on the corner of Superior Avenue and E. Nott Street downtown Tomah.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	Commercial	Month to m		\$ 12000	\$ 0.00	\$	0
2	Commercial	Month to m		\$ 6000	\$ 0.00	\$	
3	Res.	Month to m		\$ 44400	\$ 0.00	\$	

**Gross Op Inc:** \$ 0    **Net Taxes:** \$ 4,231 / 2023    **Lot Size:** 50x150  
**Ann Op Exp:** \$ 0    **Est. Acres:** 0.1700 *Other*  
**Net Op Inc:** \$ 0    **Year:** 0    **Parcel #:** 286-02332-0000  
**Zoning:** Com.

**Included:** 7 refrigerators, 6 beds, range.

**Excluded:** Sellers/tenants personal property.

<b>Type</b>	Retail, Office, Service, Other	<b>Building Parking</b>	11-20 spaces, Paved
<b>Location</b>	Business district, Corner, Near Major Highway	<b>Basement</b>	Partial
<b>Present Use</b>	Retail, Office, Service, Other	<b>Licenses</b>	None
<b>Exterior</b>	Brick, Other	<b>Sale Includes</b>	Lease(s)
<b>Roofing</b>	Metal, Rubber/membrane	<b>Documents on File</b>	Property Condition Report
<b>Heating</b>	Forced air, Central air	<b>Lease Type</b>	Month to month
<b>/Cooling</b>		<b>Tenant Pays</b>	N/A
<b>Fuel</b>	Natural gas	<b>Miscellaneous</b>	Internet - Cable
<b>Water/Waste</b>	Municipal water, Municipal sewer	<b>Occupancy</b>	Tenant(s)
<b>Features</b>	Alley, Overhead doors, Public rest rooms, Private Restrooms, Shared Restrooms, Residential unit(s), Display window, Inside storage, Outside storage		

**MOTIVATED SELLER!** The income definitely supports the asking price. Christi's Place Resale shop has 2 bathrooms and pays \$1000 per month plus the electric, natural gas and water for both sides. The other side pays \$600 per month. The back garage has the potential of \$600 per month plus water, electric, and natural gas (no hot water). The upstairs is 7 sleeping rooms plus common areas of 3 bathrooms, 2 showers, kitchen area and living area. Rents are \$400/3 at \$500/\$550/\$600 and \$650. The owner pays all utilities. All are month to month. Rent totals approximately \$6000 per month when fully occupied. The rubber roof on the main building was installed last fall and has a 20 year warranty. Lots of other updates were recently completed as well. Great location Tomah's main artery!

**Sold Price:**    **Closing Date:**

*This information provided courtesy of: VIP Realty*

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